

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 250.2 to permit a side set back of 20 ft. in lieu of the required 30 ft. and sum of both side yards of 46 ft. in lieu of the required 80 ft. Section 250.3 to permit a rear yard setback of 0 ft. instead of the required 10 ft. for the following reasons: (Indicate hardship or practical difficulty) To allow the construction of a more practically shaped rectangular type building.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property, which is the subject of this Petition.

Legal Owners:
Kenneth E. Zgorski
(Type or Print Name)
Signature
Barry J. Zgorski
(Type or Print Name)
Signature
Joseph P. Zgorski
(Type or Print Name)
Signature
3805 Coronado Rd.
Baltimore, Maryland
City and State
Adam Zgorski, Jr.
Name
3805 Coronado Rd.
Address
655-2802
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day of April 1981, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 3rd day of June 1981 at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
N/S of Greenwood Rd., 136.48' : OF BALTIMORE COUNTY
SE of Church Lane, 3rd District
ADAM ZGORSKI, JR., et al, : Case No. 81-203-A
Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 20th day of May, 1981, a copy of the foregoing Order was mailed to Mr. Adam Zgorski, Jr., 3805 Coronado Road, Baltimore, Maryland 21207, Petitioner.

John W. Hession, III
People's Counsel for Baltimore County

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. Adam Zgorski, Jr.
3805 Coronado Road
Baltimore, Md. 21207

George Vaeth Associates, Inc.
1000 Century Plaza
Columbia, Md. 21046

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 2nd day of April 1981.

Petitioner: Adam Zgorski, Jr., et al

Petitioner's Attorney

WILLIAM E. HAMMOND
Zoning Commissioner

Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 21, 1981

Mr. Adam Zgorski, Jr.
3805 Coronado Road
Baltimore, Maryland 21207

RE: Item No. 130
Petitioner - Adam Zgorski, Jr., et al
Variance Petition

Dear Mr. Zgorski:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

The subject property is located on the north side of Greenwood Road southeast of Church Lane in the 3rd election district and at time of field inspection was vacant. The subject property and the adjacent properties to the east and west are zoned M.L.R. and are improved with combination office/warehouse buildings, while residential land exists to the south across Greenwood Road.

A building permit has been issued to construct an office/warehouse on this property in conformance with the zoning regulations. However, because of your proposal to construct a larger building this variance is required.

This property is part of a larger tract of ground which was the subject of a previous zoning case (#68-322A) in which a reclassification and variances were granted to allow the proposed building at that time within 0 feet of the residential zone line to the rear in lieu of the required 100 feet. Based on this, previous permits were issued along this road to construct buildings closer than the required 10 feet rear setback. This has been the interpretation of the variance over the years. However, it was suggested at this time that a rear yard variance be included in this request. Having discussed this a number of times, it was finally decided that you would ask for a rear yard setback of 0 feet instead of the required 10 feet, and at the time of the hearing, you would fully explain what has transpired.

Enclosed are all comments submitted to this office from the

Item No. 130
Variance Petition
May 21, 1981

committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

NEC:bcc

Enclosures

cc: George Vaeth Associates, Inc.
1000 Century Plaza
Columbia, Md. 21046



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

March 3, 1981

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #130 (1980-1981)
Property Owner: Adam Zgorski, Jr., et al
N/S Greenwood Rd. 136.48' S/E of Church Lane
Acres: 1.23 Acres District: 3rd

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

This property comprises Lot 5 Plat of Property on "N.E. Corner of Greenwood Rd. & Church Lane", recorded O.T.G. 35, Folio 1.

The submitted plan does not indicate the several other rights-of-way and drainage and utility easements (6-foot, 60-foot and 10-foot) which traverse portions of this Lot 5.

The Petitioner is cautioned that no encroachment by construction of any structure, including footings, is permitted within Baltimore County rights-of-way and utility easements. During the course of construction on this property, protection must be afforded by the Contractor for utilities within such rights-of-way and utility easements; any damage sustained would be the full responsibility of the Petitioner.

Baltimore County highway and utility improvements exist or are secured by Public Works Agreement #36809, executed in connection with the aforesaid recorded plat, and the subsequent Public Works Agreement #37108.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Very truly yours,
Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:es

cc: Jack Wimbley, C. Warfield



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERDER
DIRECTOR

March 11, 1981

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #130, Zoning Advisory Committee Meeting, January 27, 1981, are as follows:

Property Owner: Adam Zgorski Jr., et al
Location: N/S Greenwood Road 136.48' S/E of Church Lane
Acres: 1.23 acres
District: 3rd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

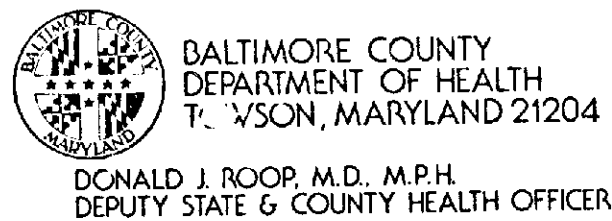
John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulation, would result in a result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Deputy
Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 2nd day of June, 1981, that the herein Petition for Variance(s) to permit a side yard setback of 20 feet in lieu of the required 30 feet, a sum of the side yards of 46 feet in lieu of the required 80 feet, and a rear yard setback of 30 feet in lieu of the required 40 feet, in accordance with the site plan filed herein, dated April 10, 1980 and revised in December 1980, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with the comments submitted by the Department of Public Works, dated March 3, 1981.
2. Submit a revised site plan for approval by the Department of Public Works and the Office of Planning and Zoning, indicating the dimensions of the "proposed warehouse and office building" and the "future addition", the floor area of the building, and all existing and proposed rights-of-way and drainage and utility easements.

Sharon M. Caplan
Deputy Zoning Commissioner
Baltimore County



DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

February 26, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #130, Zoning Advisory Committee Meeting of January 27, 1981, are as follows:

Property Owner: Adam Zgorski Jr., et al
Location: N/S Greenwood Road 136.48' S/E of Church Lane
Existing Zoning: MLR
Proposed Zoning: Variance to permit a side setback of 20' in lieu of the required 30' and sum of both side yards of 46' in lieu of the required 80'.
Acres: 1.23 Acres
District: 3rd

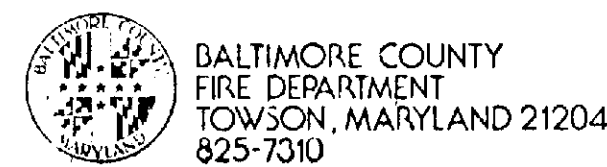
Metropolitan water and sewer are available. Connection to sewer is subject to the Gwynns Falls sewer moratorium.

Prior to new installation/s of fuel burning equipment the owner should contact the division of Air Pollution Control, 494-3773, to obtain requirements for such installation/s before work begins.

Very truly yours,

James J. Forrest
Director
BUREAU OF ENVIRONMENTAL SERVICES

JJF/als



PAUL H. REINCKE
CHIEF

February 17, 1981

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Adam Zgorski Jr., et al

Location: N/S Greenwood Road 136.48' S/E of Church Lane

Item #: 130

Zoning Agenda: Meeting of January 27, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. Fire hydrants at 300' intervals along Greenwood Road.

2. A second means of vehicle access is required for the site.

3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

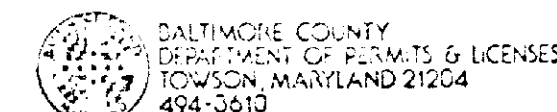
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

6. Site plans are approved, as drawn.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWED: *George M. Maynard*
Noted and Approved: *George M. Maynard*
Planning Group
Special Inspection Division
Fire Prevention Bureau

/mb



TED JAKSH JR.
DIRECTOR

February 12, 1981

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #130 Zoning Advisory Committee Meeting, January 27, 1981 are as follows:

Property Owner: Adam Zgorski, Jr. et al
Location: N/S Greenwood Road 136.48' S/E of Church Lane
Existing Zoning: MLR
Proposed Zoning: Variance to permit a side setback of 20' in lieu of the required 30' and sum of both side yards of 46' in lieu of the required 80'.

Acres: 1.23
District: 3rd

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Unincorporated and Incorporated Areas, and other applicable codes.
 - X B. A building/ permit shall be required before beginning construction.
 - C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
 - X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
 - E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 5" masonry firewall is required if construction is on the lot line.
 - F. Reg. extended variance conflicts with the Baltimore County Building Code, Section/s.
 - G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
 - H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 211.
 - X I. Comments: As this project will be on fill dirt soil compaction test and will be required as part of the permit application, plans and specification requirements. Architect details on site plan will not be commented on at this time.
- NOTE: These comments reflect only on the information provided by the drawing. This time, be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #22 (Plans Review) at 111 West Chesapeake Avenue, Towson.

Very truly yours,

Charles E. Burroughs
Charles E. Burroughs, Chief
Plans Review

CEB:rrj

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nicholas P. Commodari, Zoning Advisory Committee
FROM: Sharon M. Caplan, Economic Development Commission

Date: January 23, 1981

SUBJECT: Item #124 - Property Owner: Adam Zgorski Jr., et al
Location: N/S Greenwood Road 136.48' S/E of Church Lane
Existing Zoning: MLR
Proposed Zoning: Variance to permit a side setback of 20' in lieu of the required 30' and sum of both side yards of 46' in lieu of the required 80'.

In recognition of Baltimore County's desire to foster a healthy economic growth we request the zoning officer to evaluate the above request in the best interest of industrial expansion.

Sharon M. Caplan
Sharon M. Caplan

SMC:alc

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: January 23, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: January 27, 1981

RE: Item No: 130, 131, 132, 133, 134, 135, 136
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population

Very truly yours,

Nick Petrovich
Nick Petrovich, Assistant
Department of Planning

WNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond, Zoning Commissioner
FROM: Norman E. Gerber, Director, Office of Planning and Zoning

Date: May 25, 1981

SUBJECT: Petition No. 81-203-A Item 130

Petition for Variance
North side of Greenwood Road, southeast of Church Lane
Petitioner - Adam Zgorski, Jr., et al

Third District

HEARING: Wednesday, June 3, 1981 (10:00 A.M.)

This office is opposed to the granting of the subject petition. A significant portion of the proposed office-warehouse building is located within the 100-year flood plain and is shown as such on the Natural Flood Insurance Rate Maps (Panel 330, effective date 3/2/81). Baltimore County has been concerned with flooding problems for many years, particularly with the magnitude of this problem within the Gwynns Falls drainage area. In fact, the County has already spent several million dollars purchasing properties in or adjacent to flood plains.

To develop the subject property as proposed by the petitioner would generate a significant amount of additional storm water runoff, thereby aggravating an already serious situation.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:ab

PETITION FOR VARIANCE

3rd DISTRICT

ZONING: Petition for Variance
LOCATION: North side of Greenwood Road, southeast of Church Lane
DATE & TIME: Wednesday, June 3, 1981, at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 20 ft. in lieu of the minimum required 30 feet and sum of both side yards of 46 feet in lieu of the required 80 feet; and to permit a rear yard setback of 0 feet instead of the required 40 feet.

The Zoning Regulation to be excepted as follows:

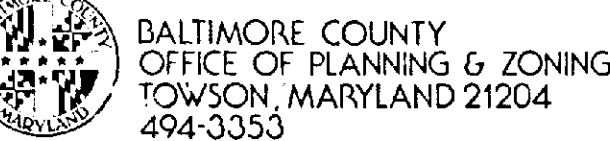
Section 250.2 - minimum side yard setback and sum of side yards
Section 250.3 - minimum rear yard setback

All that parcel of land in the Third District of Baltimore County

Being the property of Adam Zgorski, Jr., et al, as shown on plat plan filed with the Zoning Department

Hearing Date: Wednesday, June 3, 1981 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland


on the north side Greenwood Rd.
Beginning at a point 136.48 feet southeast of the
Intersection of Church Lane and Greenwood Road being
known and designated as Lot No. 5, as shown on Plat of
the property on the Northeast corner of Greenwood Road
and Church Lane, which plat is recorded among the Land
Records of Baltimore County in Plat Book O.T.C. No. 35,
folio 1.



May 26, 1981

RE: North side of Greenwood Rd.,
Southeast of Church Lane
Petition for Varlance
Adam Zgorzki, Jr., et al
Case No. 81-203-A

This is to advise you that \$56.80 is due for advertising and posting of the above property.

Very truly yours,

 WILLIAM E. HAMMOND
 Zoning Commissioner

WEH:klr

May 5, 1981

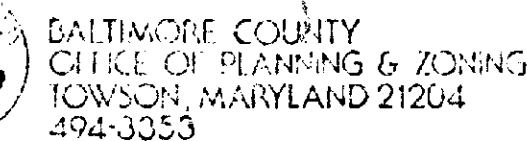
TIME: 10:00 A.M.

DATE: Wednesday, June 3, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE

TOWSON, MARYLAND

ZONING COMMISSIONER OF
BALTIMORE COUNTY



June 22, 1981

RE: Petition for Variances
N/S of Greenwood Rd., SE of Church Lane
3rd Election District
Adam Zgorski, Jr., et al - Petitioners
NO. 81-203-A (Item No. 130)

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

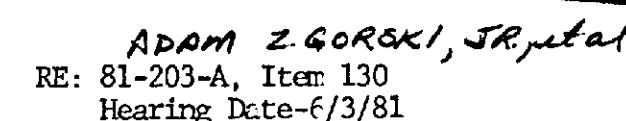
JM/HJ/mc

Attachments

cc: Ms. Ella White Campbell
1203 Cobb Road
Baltimore, Maryland 21208

John W. Hessian, III, Esquire
People's Counsel

May 27, 1981



The Gwynnvale Civic Association is vehemently opposed to the granting of a Petition for Variance to permit a side yard setback of 20 feet and sum of both side yards of 46 feet and a rear yard setback of 0 feet, on the North side of Greenwood Road, Southeast of Church Lane.

Our organizational position is that the excessive size permitted by setbacks would heavily impact on our serene neighborhood and would present a multiplicity of problems. First of all, the difference in the amount of traffic generated without the variance and the amount of traffic generated with the variance would pose hardships for our residents in many ways. Greenwood Road is our only egress and ingress to our homes. The current commercial traffic is already overbearing at critical intervals during the day. Secondly, the added commercial traffic would be a constant reminder to our residents that we are already impacted by huge amounts of dust generated by large trucks going in and out of the existing commercial establishments along Greenwood Road, below Church Lane. We are also impacted by the many other sounds of industry, such as burglar alarms. Any additional trucks or accessibility for large trucks or industrial sounds would increase the noise level, thereby creating undue stress on our residents. Finally, we are located in the flood plain, and Baltimore County would be defeating its efforts to rectify existing conditions if another variance is permitted.

In light of the above facts, we implore you not to grant a Permit for Variance to Adam Zgorski, et al, Petitioner. Enclosed you will find petitions bearing the signatures of our residents, to this effect. We anticipate a ruling in our favor. We pray for your empathy and understanding.

Sincerely,

Ella G. White Campbell
Ella G. White Campbell
Phone Nos. 484-7743 or 396-6435

CC: Jack Dillon, Area Planner

Enclosures

PETITION

We, the undersigned, vehemently oppose the granting of a Petition for variance to permit a side yard setback of 20 feet instead of the minimum required 30 feet and sun of both side yard of 45 feet instead of the required 80 feet; and we oppose the permit of a rear yard setback of 0 feet instead of the required 40 feet, requested by Adam Zgorzelski, Jr., et al, Petitioners. The difference in the amount of traffic generated without the variance and the amount of traffic generated with the variance would pose hardships for our residents. The added construction would disturb the peace and serenity of our home.

| Signature | Address |
|--------------------------|---------------------|
| Richard J Kane | 1221 Highland Park |
| The North Belway | 5175 Curran Blvd |
| Dr. H. M. J. F. F. F. F. | 517 Fumerville Rd. |
| Richard J. Kane | 515 Fumerville Rd. |
| 1166 W. 71. F. F. F. | 513 Fumerville Rd. |
| John C. F. F. F. | 511 Fumerville Rd. |
| Dr. J. F. F. F. | 509 Fumerville Rd. |
| John C. F. F. F. | 1319 Fumerville Rd. |
| John C. F. F. F. | 1316 Fumerville Rd. |

PETITION

We, the undersigned, vehemently oppose the granting of a Petition for Variance to permit a side yard setback of 20 feet in lieu of the minimum required 30 feet and a rear yard setback of 40 feet in lieu of the minimum required 80 feet, and we oppose the terms of a side yard setback of 0 feet instead of the required 40 feet, requested by Adam Zgorzki, Jr., et al, Petitioners. The difference in the amount of traffic generated between the variance and the amount of traffic generated with the variance would pose hardships for our residents. The added construction would disturb the peace and serenity of our homes.

| <u>Signature</u> | <u>Address</u> |
|-----------------------|-----------------------|
| Samuel McKill | 1221 Ceff Rd Barco Md |
| James S. Hylbert | 1223 Cobb Rd. |
| William P. Linton | 1215 Idylwood Rd |
| Christopher J. Linton | 1211 Idylwood Rd |
| William L. Bush | 1207 Idylwood Rd |
| David J. Bush | 1205 Idylwood Rd |
| John J. Bush | 1203 Idylwood Rd |
| John W. Bush | 1201 Idylwood Rd |
| James L. Bush | 1200 Idylwood Rd |
| James L. Bush | 1199 Idylwood Rd |
| Phyllis L. Bush | 1198 Idylwood Rd |
| Mervin L. Bush | 1197 Idylwood Rd |

PETITION

We, the undersigned, vehemently oppose the granting of a Petition for Variance to permit a side yard setback of 20 feet in lieu of the minimum required 30 feet and sum of both side yards of 40 feet of the required 80 feet; and we oppose the permit of a rear yard setback of 0 feet instead of the required 10 feet, requested by Adam Zgorski, Jr., et al, Petitioners. The difference in the amount of traffic generated without the variance and the amount of traffic generated with the variance would pose hardships for our residents. The added construction would disturb the peace and serenity of our homes.

| Signature | Address |
|--------------------|-------------------------|
| Chas. H. Rydholm | 1213 Highland Rd. |
| Charles W. Rydholm | 503 Burlingame Blvd. |
| Frank C. Rydholm | 1115 Greenwood Rd. |
| Robert A. Rydholm | 1110 Greenwood Rd. |
| Betty McDaniels | 1201 Highland Rd. |
| Mrs. & Mrs. Rozew | 1313 Highland Rd. 24208 |

Gwynnvale Civic Association

PIKESVILLE, MARYLAND

PETITION

We, the undersigned, vehemently oppose the granting of a Petition for Variance to permit a side yard setback of 20 feet in lieu of the minimum required 30 feet and sum of both side yards of 46 feet in lieu of the required 80 feet; and we oppose the permit of a rear yard setback of 0 feet instead of the required 40 feet, requested by Adam Zgorski, Jr., et al, Petitioners. The difference in the amount of traffic generated without the variance and the amount of traffic generated with the variance would pose hardships for our residents. The added construction would disturb the peace and serenity of our homes.

| Signature | Address |
|---------------------|--------------------|
| David Hart | 1303 Shylwood Road |
| Valores Johnson | 1300 Shylwood Rd. |
| Barbara Williams | 1302 Shylwood Rd. |
| Russell D. Williams | 1302 Shylwood Rd. |
| Marie Patterson | 1305 Shylwood Rd. |
| Barbara Hart | 1303 Shylwood Road |
| Wilkie Adkins | 1309 Shylwood Rd. |
| Conrad Johnson | 1310 Shylwood Rd. |
| Christine Wallace | 1314 Shylwood Rd. |
| John Zuck | 1315 Shylwood Rd. |
| Donald Patterson | 1305 Shylwood Rd. |
| Ellen D. White | 1305 Cobb Road |

Gwynnvale Civic Association

PIKESVILLE, MARYLAND

PETITION

We, the undersigned, vehemently oppose the granting of a Petition for Variance to permit a side yard setback of 20 feet in lieu of the minimum required 30 feet and sum of both side yards of 46 feet in lieu of the required 80 feet; and we oppose the permit of a rear yard setback of 0 feet instead of the required 40 feet, requested by Adam Zgorski, Jr., et al, Petitioners. The difference in the amount of traffic generated without the variance and the amount of traffic generated with the variance would pose hardships for our residents. The added construction would disturb the peace and serenity of our homes.

| Signature | Address |
|---------------------|-------------------------|
| Shirley McAdams | 591 Shamrock Ln 2108 |
| David Smith | " |
| Beverly Crisp | 519 Shamrock Ln 21208 |
| John Crisp | 516 Shamrock Lane 21208 |
| Barbara Meacham | 518 Shamrock Lane |
| Richard Meacham | " |
| Samuel D. Parks | 514 Shamrock Lane |
| Janet S. Parks | 514 Shamrock Lane |
| Judith Jones | 512 Shamrock Lane |
| Minnie Jefferson | 508 Shamrock Lane |
| Calvin M. Derry | 504 Shamrock Lane |
| Joseph J. Jones | 502 Shamrock Lane |
| James H. Jones | 501 Shamrock Lane |
| Bruce K. Jones | 1330 Greenwood Rd |
| Patricia Jones | 1320 Greenwood Rd |
| Mrs. John Rodriguez | 1326 Greenwood Rd |
| Mrs. J. D. Hallis | 1324 Greenwood Rd |
| Lucille C. Colon | 1322 Greenwood Rd |
| Connie M. Grace | 1312 Greenwood Rd |
| Martha E. Jones | 403 Greenwood Rd |

Gwynnvale Civic Association

PIKESVILLE, MARYLAND

PETITION

We, the undersigned, vehemently oppose the granting of a Petition for Variance to permit a side yard setback of 20 feet in lieu of the minimum required 30 feet and sum of both side yards of 46 feet in lieu of the required 80 feet; and we oppose the permit of a rear yard setback of 0 feet instead of the required 40 feet, requested by Adam Zgorski, Jr., et al, Petitioners. The difference in the amount of traffic generated without the variance and the amount of traffic generated with the variance would pose hardships for our residents. The added construction would disturb the peace and serenity of our homes.

| Signature | Address |
|------------------------|--------------------|
| John H. Shialli | 1305 Cobb Road |
| Virginia Shialli | 1305 Cobb Road |
| John H. Shialli | 1309 Cobb Road |
| John P. Alexander | 1243 Cobb Road |
| Carlton Alexander | 1243 Cobb Rd |
| Barrett & Mary Whitely | 1215 Cobb Rd |
| John G. McNeill | 1221 Cobb Rd 21208 |
| Margaret Correy | 1214 Cobb Rd 21208 |
| John G. Lewis | 1208 Cobb Rd 21208 |
| Christie Lewis | 1208 Cobb Rd 21208 |
| Tanna D. Lewis | 1207 Cobb Rd 21208 |
| John G. Lewis | 1204 Cobb Rd 21208 |
| Margaret D. Lewis | 1204 Cobb Rd 21208 |
| John G. Lewis | 1217 Cobb Rd 21208 |
| John G. Lewis | 1211 Cobb Rd 21208 |
| John G. Lewis | 1210 Cobb Rd 21208 |
| John G. Lewis | 1210 Cobb Rd 21208 |
| John G. Lewis | 1200 Cobb Rd 21208 |
| John G. Lewis | 1200 Cobb Rd 21208 |

Gwynnvale Civic Association

PIKESVILLE, MARYLAND

PETITION

We, the undersigned, vehemently oppose the granting of a Petition for Variance to permit a side yard setback of 20 feet in lieu of the minimum required 30 feet and sum of both side yards of 46 feet in lieu of the required 80 feet; and we oppose the permit of a rear yard setback of 0 feet instead of the required 40 feet, requested by Adam Zgorski, Jr., et al, Petitioners. The difference in the amount of traffic generated without the variance and the amount of traffic generated with the variance would pose hardships for our residents. The added construction would disturb the peace and serenity of our homes.

| Signature | Address |
|------------------------|--------------------|
| John H. Shialli | 1305 Cobb Road |
| John H. Shialli | 1305 Cobb Road |
| John H. Shialli | 1309 Cobb Road |
| John P. Alexander | 1243 Cobb Road |
| Carlton Alexander | 1243 Cobb Rd |
| Barrett & Mary Whitely | 1215 Cobb Rd |
| John G. McNeill | 1221 Cobb Rd 21208 |
| Margaret Correy | 1214 Cobb Rd 21208 |
| John G. Lewis | 1208 Cobb Rd 21208 |
| Christie Lewis | 1208 Cobb Rd 21208 |
| Tanna D. Lewis | 1207 Cobb Rd 21208 |
| John G. Lewis | 1204 Cobb Rd 21208 |
| Margaret D. Lewis | 1204 Cobb Rd 21208 |
| John G. Lewis | 1217 Cobb Rd 21208 |
| John G. Lewis | 1211 Cobb Rd 21208 |
| John G. Lewis | 1210 Cobb Rd 21208 |
| John G. Lewis | 1210 Cobb Rd 21208 |
| John G. Lewis | 1200 Cobb Rd 21208 |
| John G. Lewis | 1200 Cobb Rd 21208 |

Gwynnvale Civic Association

PIKESVILLE, MARYLAND

PETITION

We, the undersigned, vehemently oppose the granting of a Petition for Variance to permit a side yard setback of 20 feet in lieu of the minimum required 30 feet and sum of both side yards of 46 feet in lieu of the required 80 feet; and we oppose the permit of a rear yard setback of 0 feet instead of the required 40 feet, requested by Adam Zgorski, Jr., et al, Petitioners. The difference in the amount of traffic generated without the variance and the amount of traffic generated with the variance would pose hardships for our residents. The added construction would disturb the peace and serenity of our homes.

| Signature | Address |
|-----------------|-----------------------|
| John H. Shialli | 400 Church Lane 21208 |
| John H. Shialli | 403 Greenwood Road |
| John H. Shialli | 507 Shamrock Ln |
| John H. Shialli | 505 Shamrock Lane |
| John H. Shialli | 503 Shamrock Lane |
| John H. Shialli | 500 Shamrock Lane |
| John H. Shialli | 515 Shamrock Lane |

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
TOWSON, MARYLAND

81-203-A

District: 3rd
Posted for: Adam Zgorski, Jr.
Location of property: N.E. GREENWOOD RD. SE. OF CHURCH LANE
Location of signs: MS. GREENWOOD RD. APPROX. 175' EAST OF CHURCH LANE
Remarks: 1. SIGN
Posted by: Adam Zgorski, Jr.
Date of return: MAY 22, 1981

| PETITION MAPPING PROGRESS SHEET | | | | | | | | | | |
|---|----------|----|----------|----|--|----|---------|----|-----------|----|
| FUNCTION | Wall Map | | Original | | Duplicate | | Tracing | | 200 Sheet | |
| | date | by | date | by | date | by | date | by | date | by |
| Descriptions checked and outline plotted on map | | | | | | | | | | |
| Petition number added to outline | | | | | | | | | | |
| Denied | | | | | | | | | | |
| Granted by ZC, BA, CC, CA | | | | | | | | | | |
| Reviewed by: _____ | | | | | Revised Plans: Change in outline or description _____ Yes _____ No | | | | | |
| Previous case: 68-82 RA, 66-228 R | | | | | Map # _____ | | | | | |

(in vicinity) 79-139 XSPHA
74-257A (#12)

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 9 day of Jan, 1981.*

Filing Fee \$ 75 Received: ☒ Check ☐ Cash ☐ Other

Petitioner Adam Zgorski, Jr. Submitted by William E. Hammond
Petitioner's Attorney W. E. Hammond Reviewed by W. E. Hammond

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

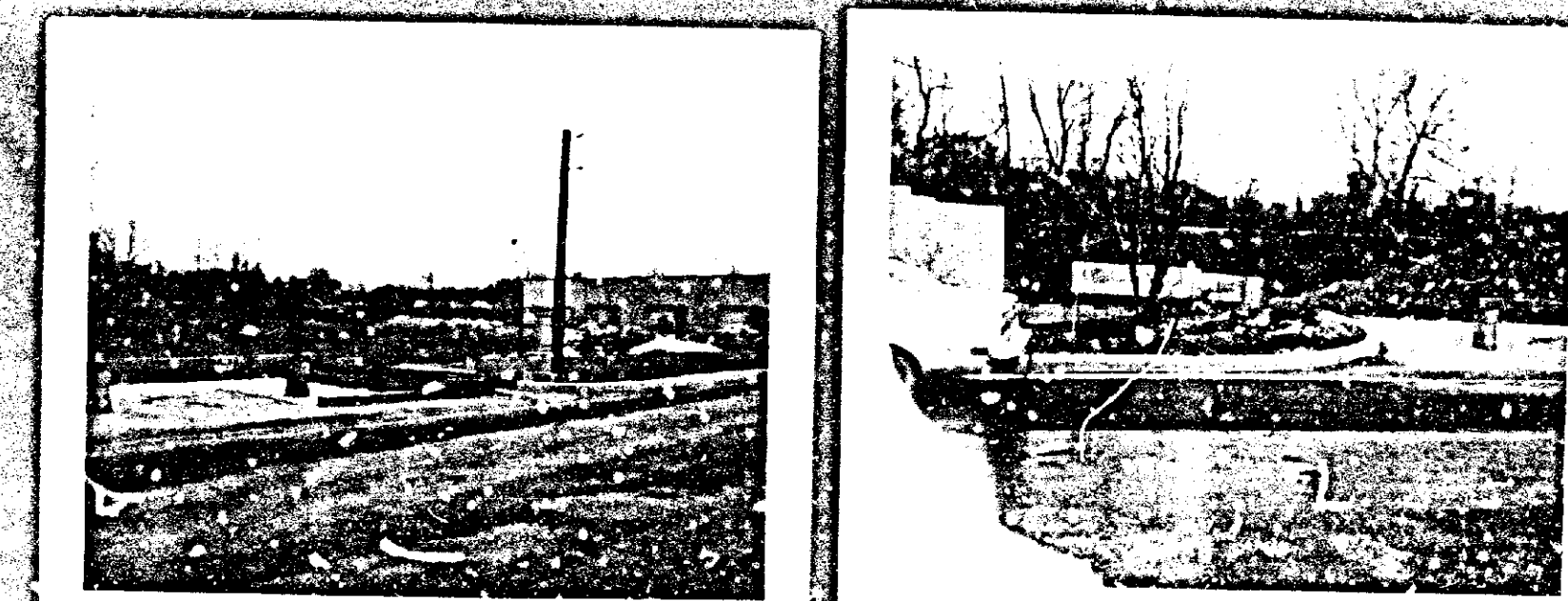
CERTIFICATE OF PUBLICATION

TOWSON, MD. May 14, 1981

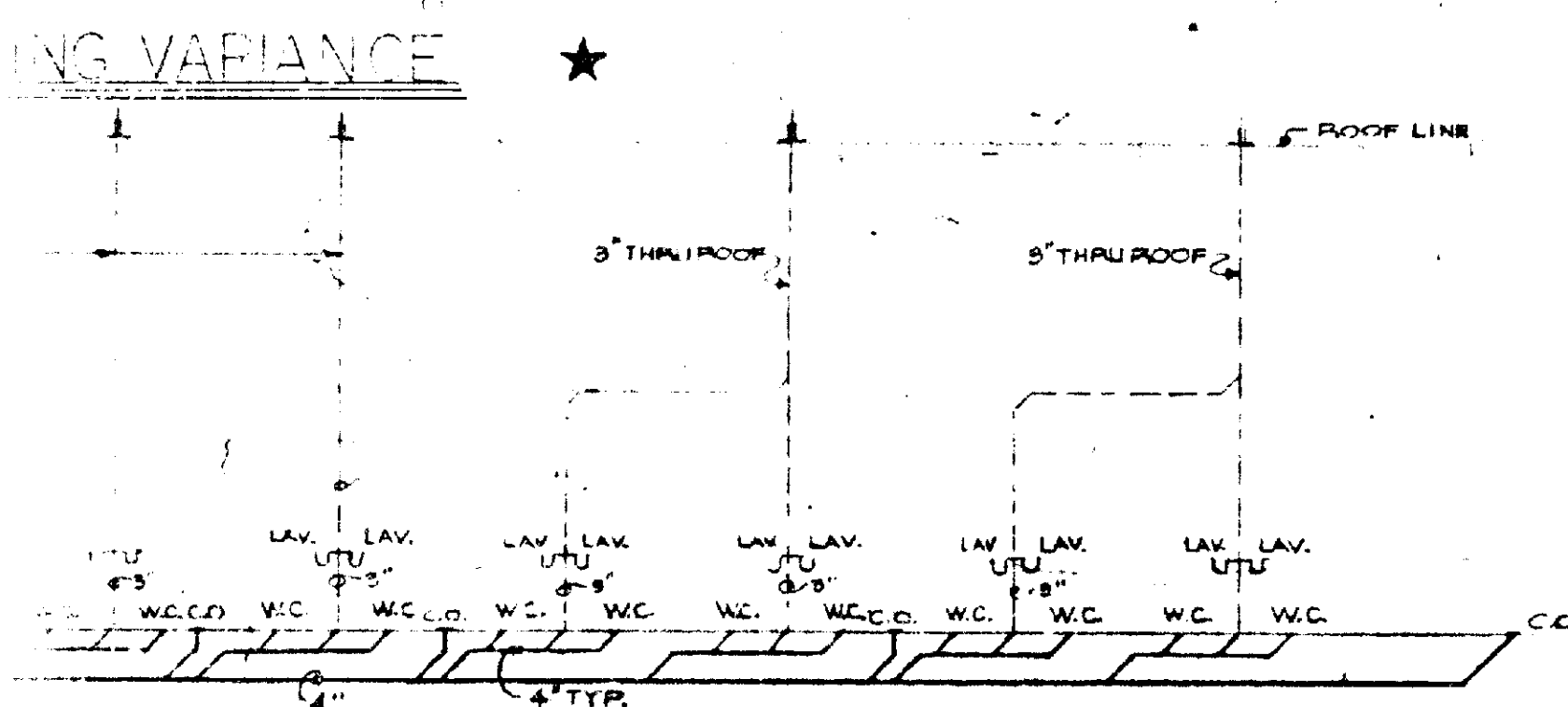
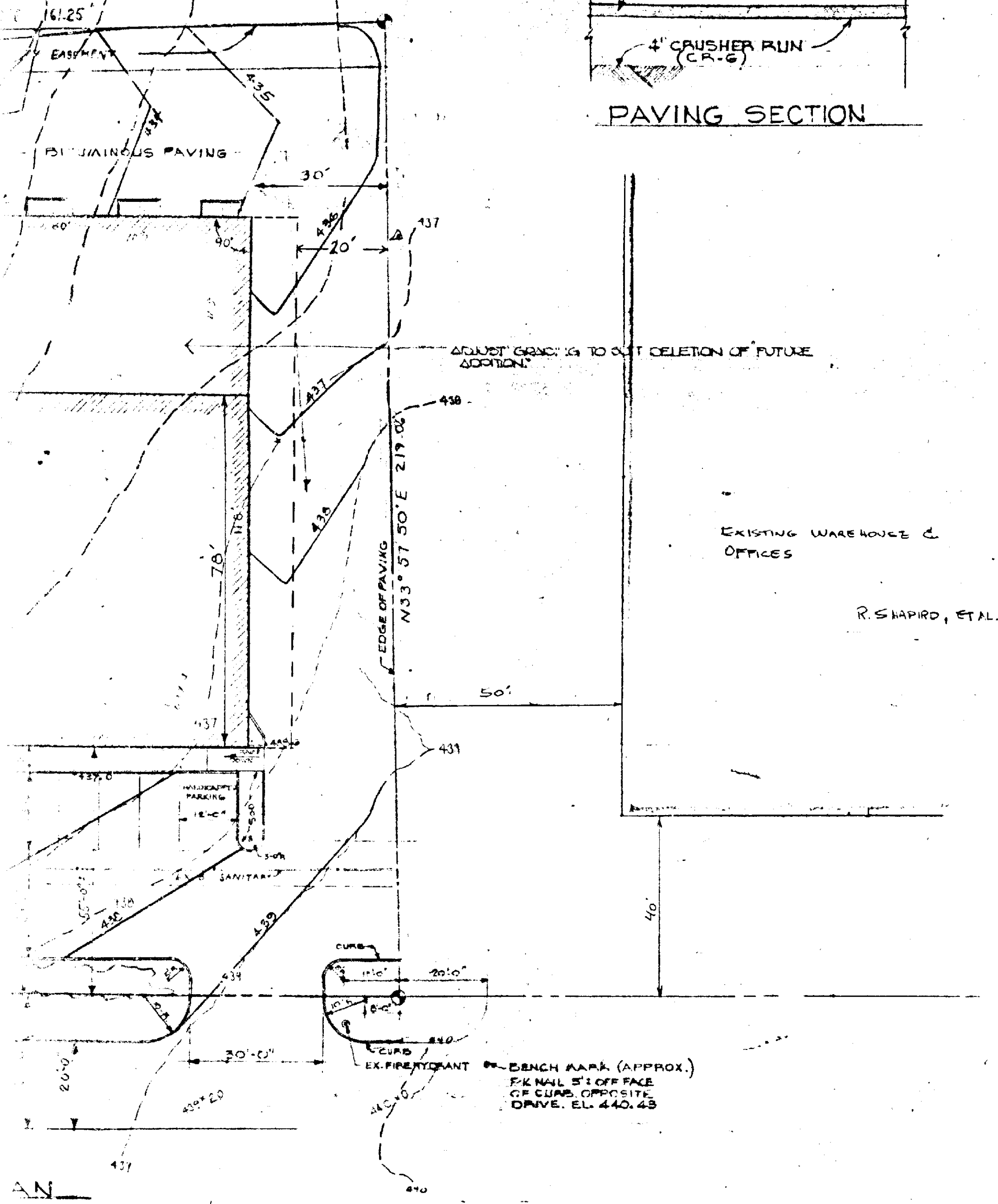
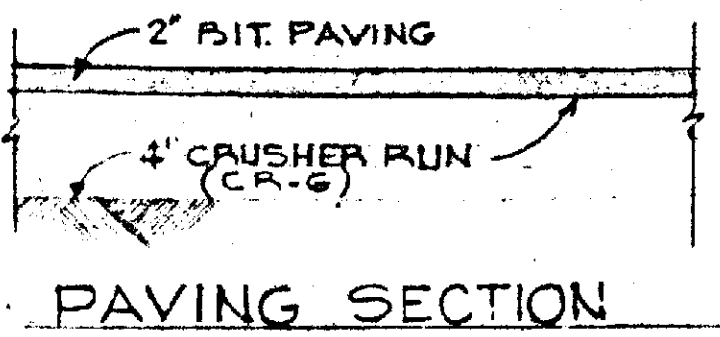
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., one time before the 3rd day of June, 1981, the 1st publication appearing on the 11th day of May, 1981.

THE JEFFERSONIAN
G. Frank Shingleton
Manager

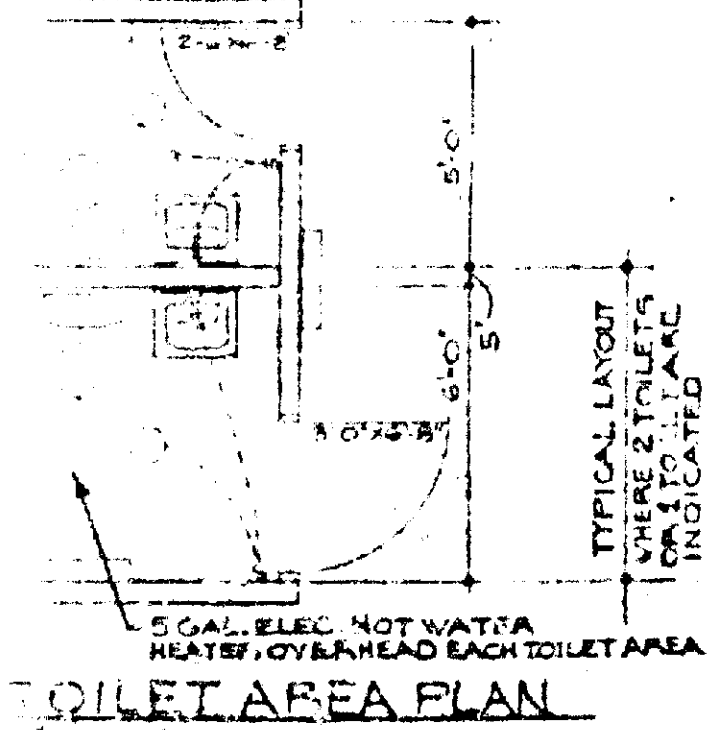
Cost of Advertisement, \$ 71.00



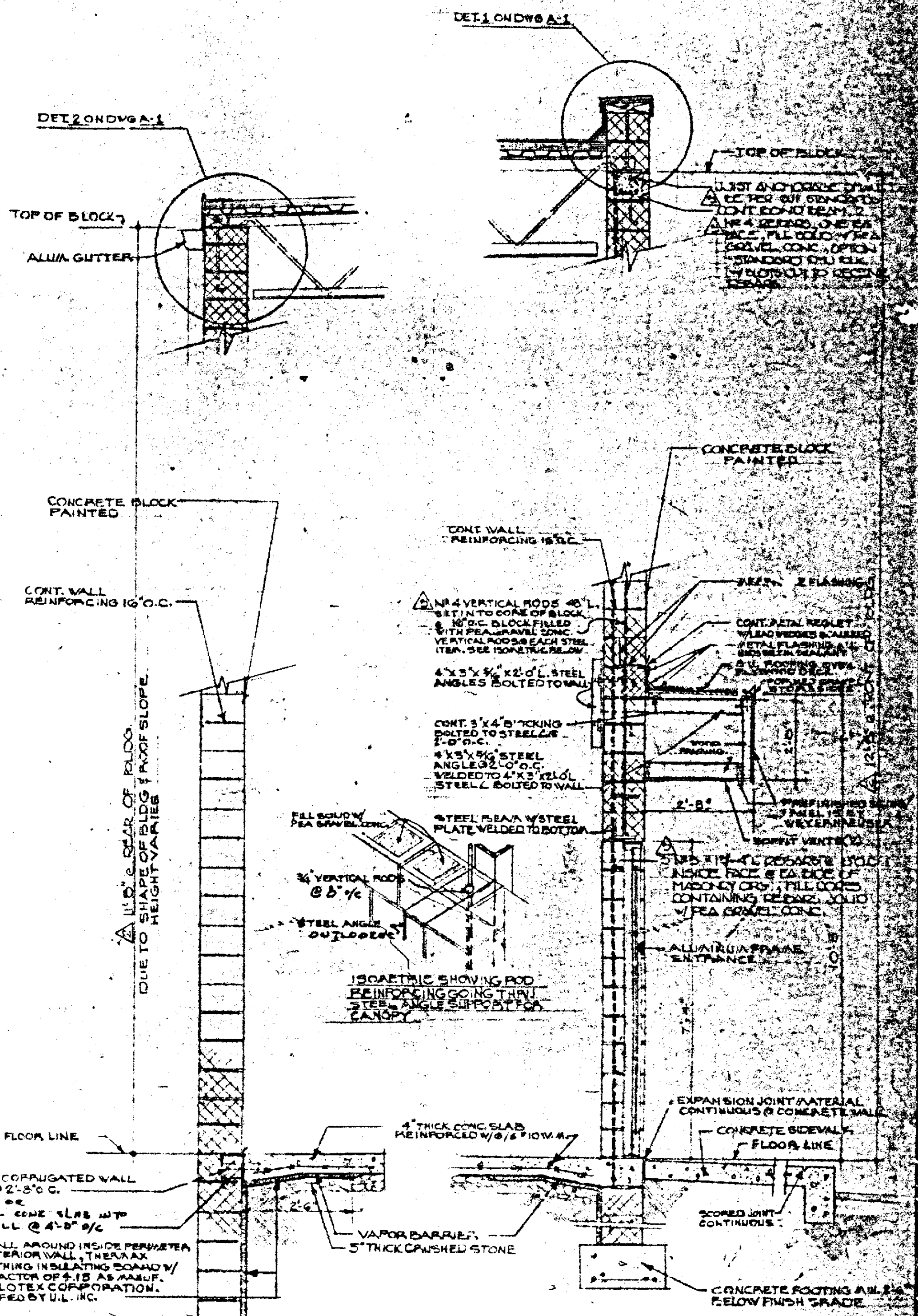
MARYLAND R.R. (ZONED M.R.)



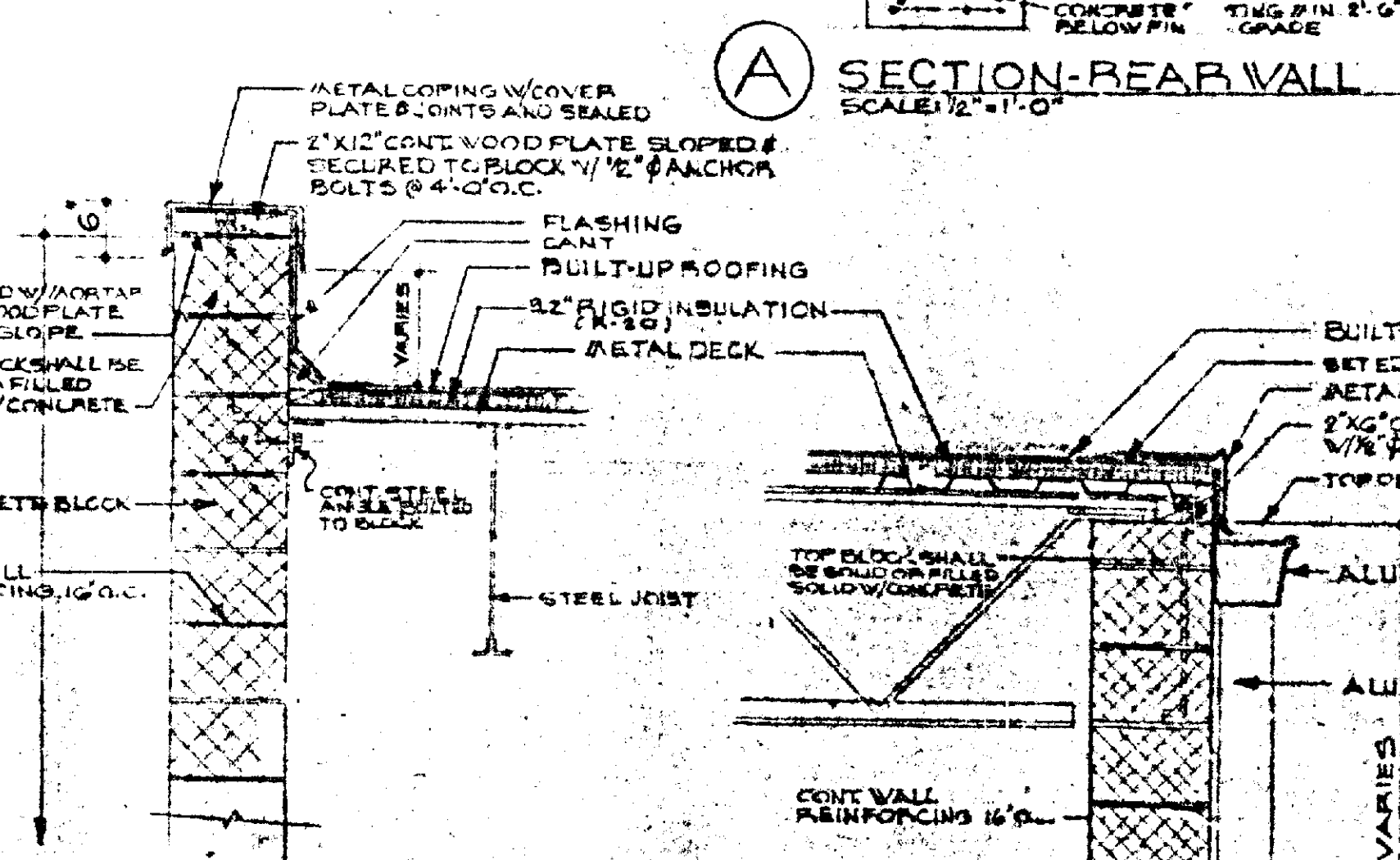
5. BISECT DIAGRAM



PROFESSIONAL CERTIFICATION
 THESE PLANS AND SPECIFICATIONS FOR THE
 CONSTRUCTION OF THE ABOVE DESCRIBED
 PROJECT HAVE BEEN PREPARED BY ME OR
 UNDER MY CLOSE PERSONAL SUPERVISION
 AND TO THE BEST OF MY KNOWLEDGE
 AND BELIEF THEY COMPLY WITH ALL
 REQUIREMENTS OF THE BUILDING CODE
 OF THE CITY OF BALTIMORE AND THE
 STATE OF MARYLAND.
 ARCHITECT: _____
 MARYLAND REGISTRATION NO. _____



(B) SECTION - FRONT WALL
 SCALE: 1/2" = 1'-0"



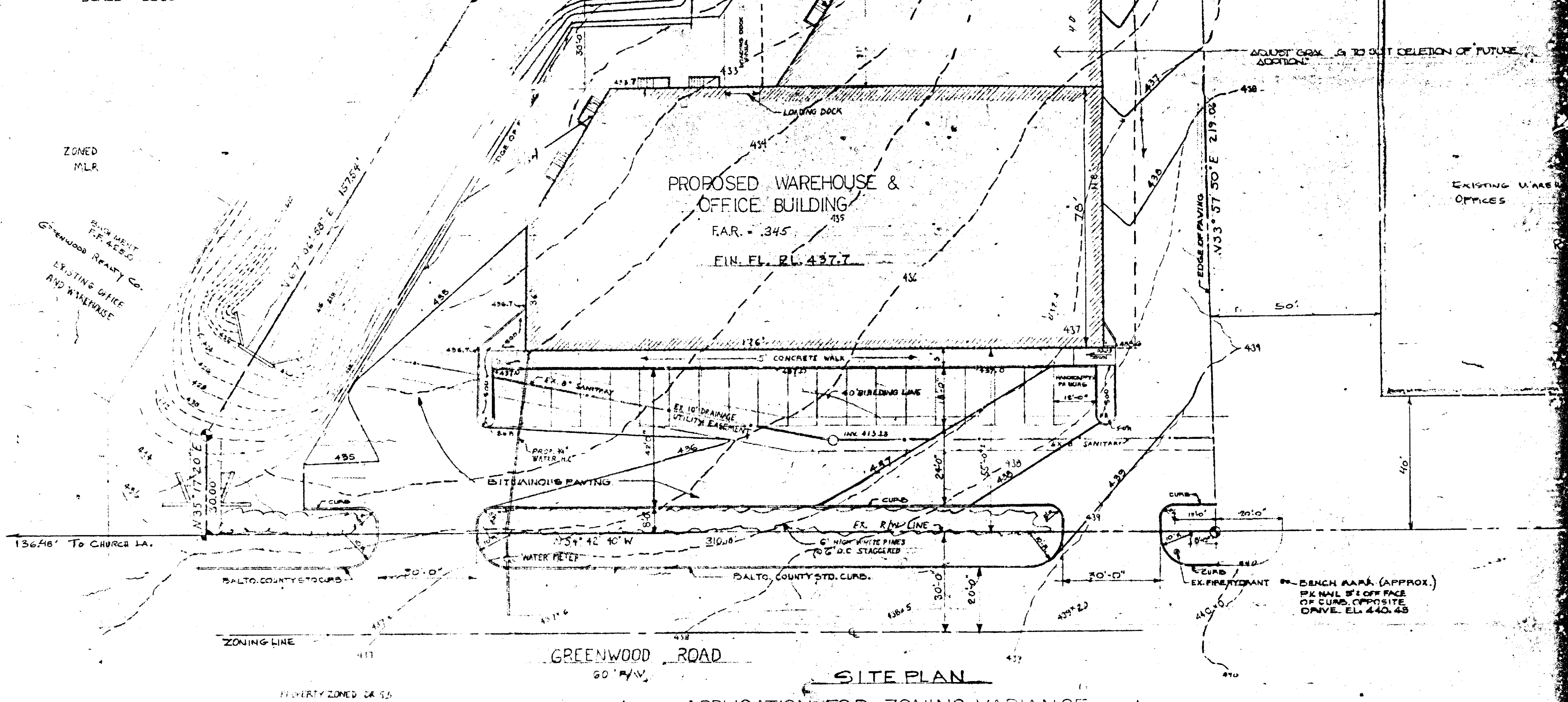
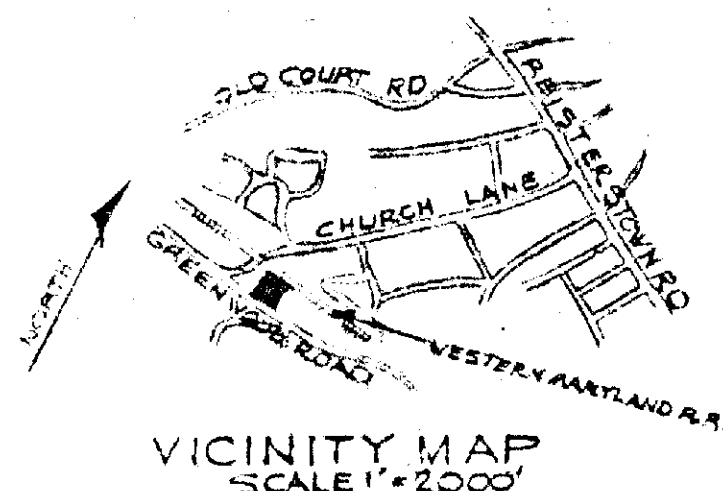
(A) SECTION - REAR WALL
 SCALE: 1/2" = 1'-0"

(1) SECTION @ PARAPET
 SIDE WALL (FRONT WALL)
 SCALE: 3/4" = 1'-0"

(2) SECTION @ REAR
 SCALE: 1/4" = 1'-0"

| REVISIONS | | | SITE PLAN AND SECTIONS | |
|-----------|----------|----------------------|---|--|
| NO. | DATE | ITEM | | |
| 1 | 11-10-80 | REVISION OF SECTIONS | ZONING VARIANCE OFFICE AND WAREHOUSE FOR 5Z REALTY CO. GREENWOOD ROAD BALTIMORE COUNTY, MARYLAND DISTRICT 3 - PRECINCT 6 | |
| 2 | 11-10-80 | REVISION OF SECTIONS | | |
| 3 | 11-10-80 | REVISION OF SECTIONS | | |
| 4 | 11-10-80 | REVISION OF SECTIONS | | |
| | | | PROJECT NO. 8005 DATE: 11/10/80 SCALE: AS NOTED OWN: 5Z REALTY CO. ARCH: GEORGE VAETH ASSOCIATES, INC. | |

GEORGE VAETH ASSOCIATES, INC.
 ARCHITECT
 1000 CENTURY PLAZA
 COLUMBIA, MARYLAND 21044



GENERAL NOTES:

1. EX. ZONING: MLR. VARIANCE FOR OFFICE YARD INSTEAD OF REQUIRED
2. AREA: 1.23 AC.
3. PROP. USE: WAREHOUSE BUILDING
4. BUILDING: 18,437 SF
5. OFFICE AREA: 3,432 SF WAREHOUSE: 11,057 SF
6. OFF STREET PARKING
OFFICE AREA: 2,432 SF / 900 SF = 10
WAREHOUSE: 27 EMPLOYEES / 15 EMPLOYEES = 9
TOTAL REQUIRED = 21
TOTAL PROVIDED = 22

ZONING VARIANCE REQUEST 1-8-81

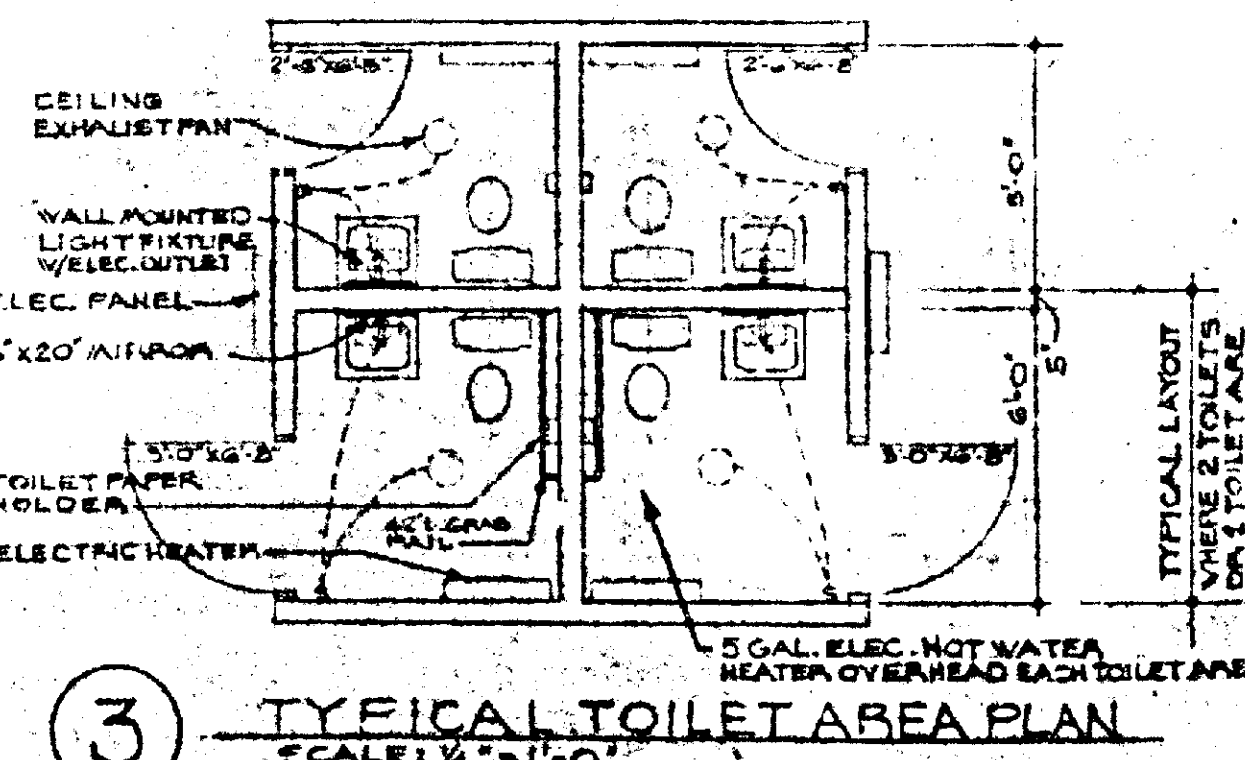
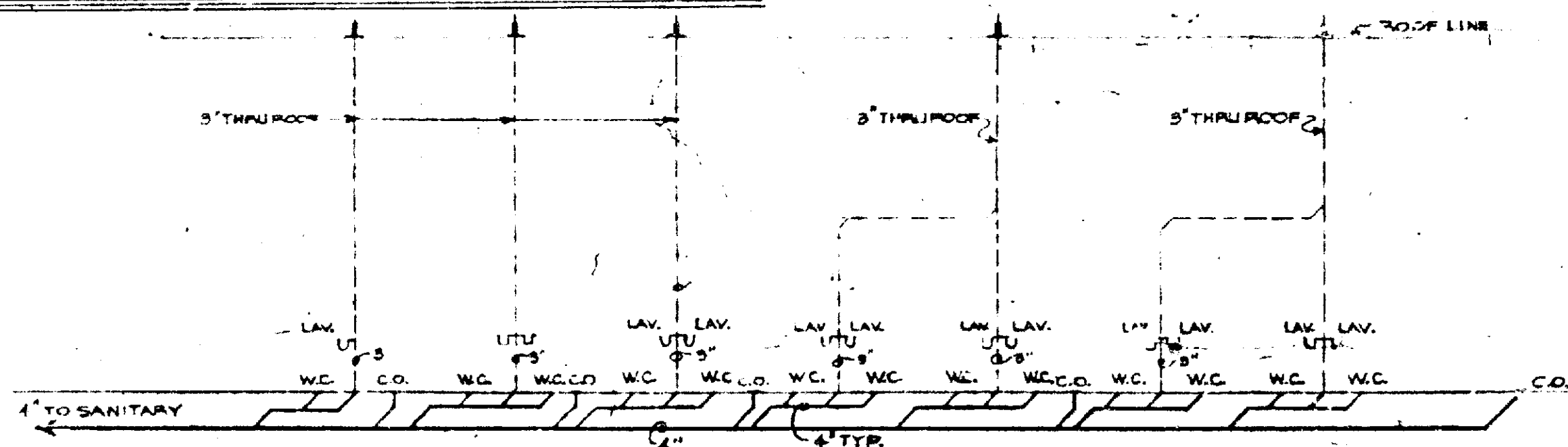
VARIANCE FROM SECTION 250.2 TO PERMIT SIDE SET BACK OF 20' IN LIEU OF 30' & SUM OF 46' IN LIEU OF 80'

BLDG. AREA 18,437 SF / LOT AREA 53,578 SF

LEGEND:

- EXISTING GRADES
- PROPOSED GRADES

SITE PLAN APPLICATION FOR ZONING VARIANCE



PROFESSIONAL CERTIFICATION
THESE PLANS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED, COPIED, OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
ARCHITECT: GEORGE VAETH ASSOCIATES, INC.
DATE: JUN 15, 1981

GEORGE VAETH ASSOCIATES, INC. ARCHITECT
1000 CENTURY PLAZA
COLUMBIA MARYLAND 21044

PETITION FOR VARIANCE

3rd DISTRICT

ZONING: Petition for Variance

LOCATION: North side of Greenwood Road, southeast of Church Lane

DATE & TIME: Wednesday, June 3, 1981, at 10:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 20 ft. in lieu of the minimum required 30 feet and sum of both side yards of 46 feet in lieu of the required 80 feet; and to permit a rear yard setback of 0 feet instead of the required 40 feet.

The Zoning Regulation to be excepted as follows:

Section 250.2 - minimum side yard setback and sum of side yards

Section 250.3 - minimum rear yard setback

All that parcel of land in the Third District of Baltimore County

Beginning at a point on the north side of Greenwood Road, 136.48 feet southeast of the intersection of Church Lane and Greenwood Road being known and designated as Lot No. 5, as shown on Plat of the property on the Northeast corner of Greenwood Road and Church Lane, which plat is recorded among the Land Records of Baltimore County in Plat Book O.T.G. No. 35, folio 1.

- Being the property of Adam Zgorzki, Jr., et al, as shown as plat plan filed with the Zoning Department.

Hearing Date: Wednesday, June 3, 1981 at 10:00 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order Of
William E. Hammond
Zoning Commissioner
of Baltimore County

COMMUNITY

Office of The ~~Carroll County~~ Times

Westminster, Md., May 14, 1981

THIS IS TO CERTIFY that the annexed... Baltimore Co., Md.
(A 2772)

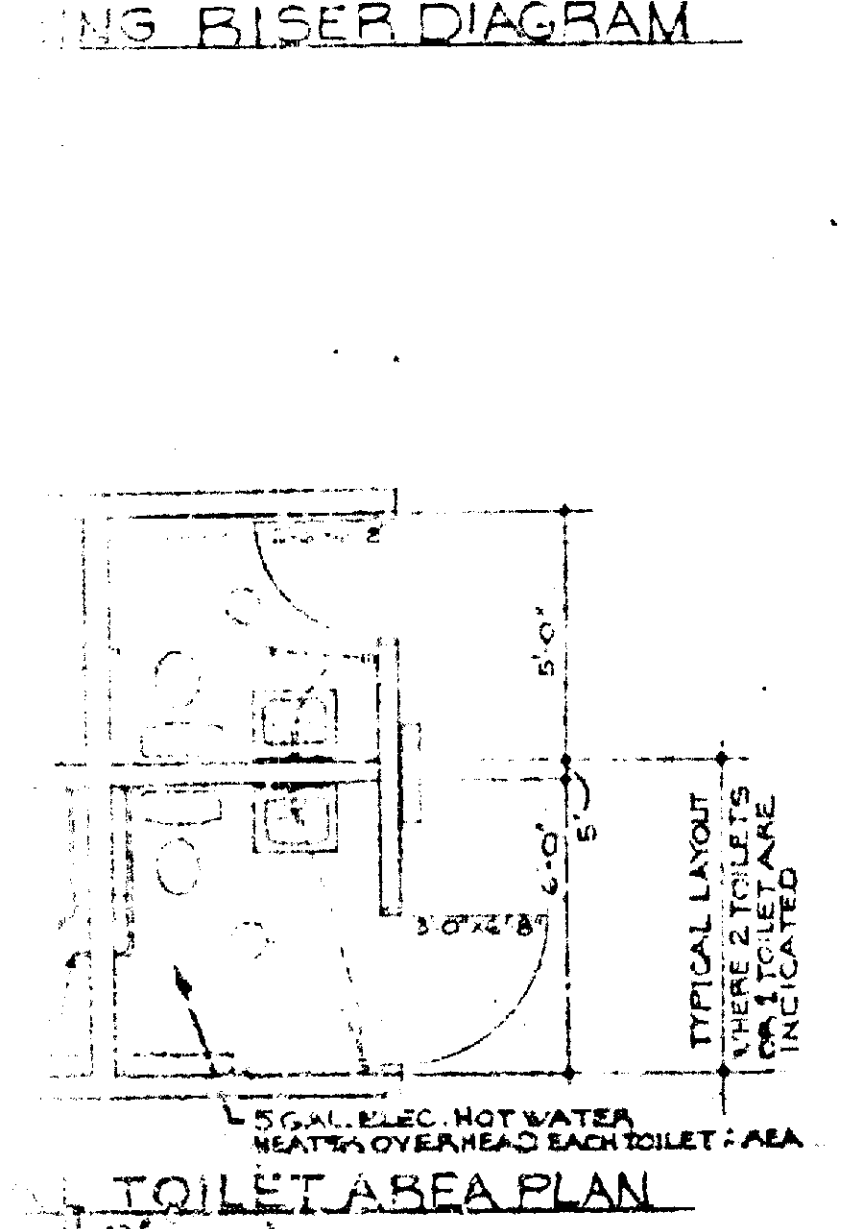
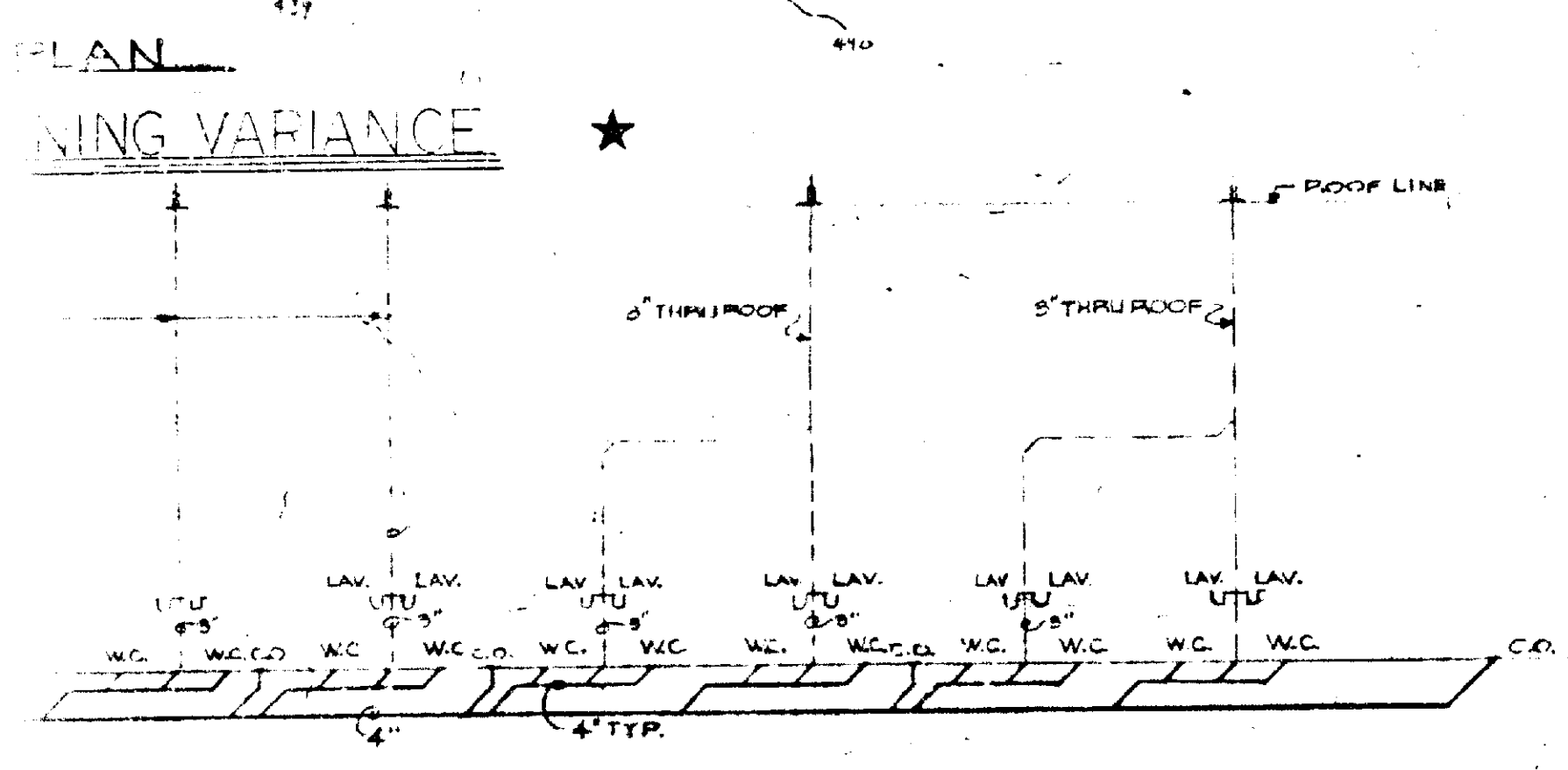
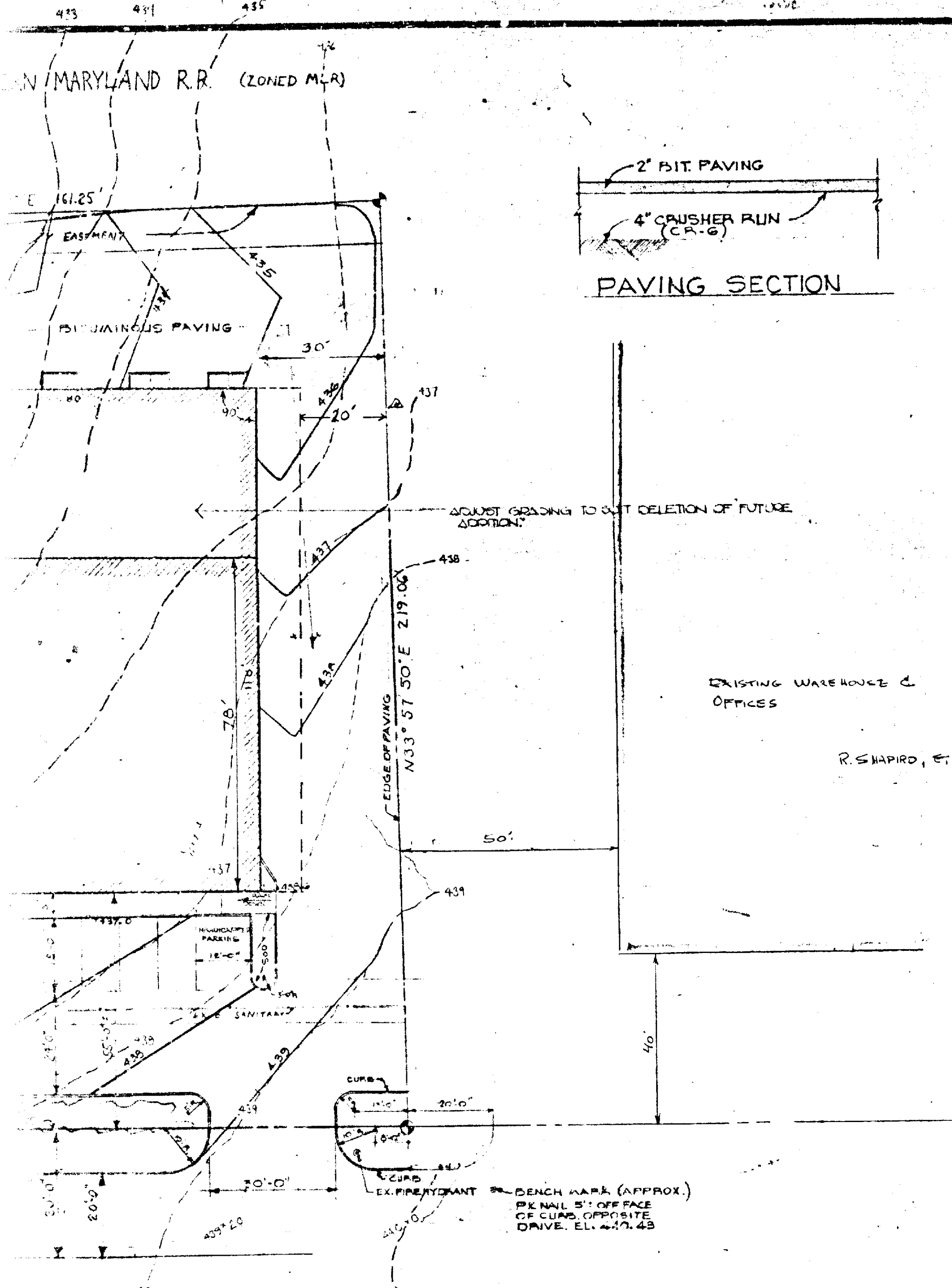
was published for One (1) successive weeks previous to the 14th
day of May 1981, in The ~~Carroll County~~ Community Times a daily

newspaper published in Westminster, Carroll County, Maryland.

COMMUNITY

THE ~~CARROLL COUNTY~~ TIMES

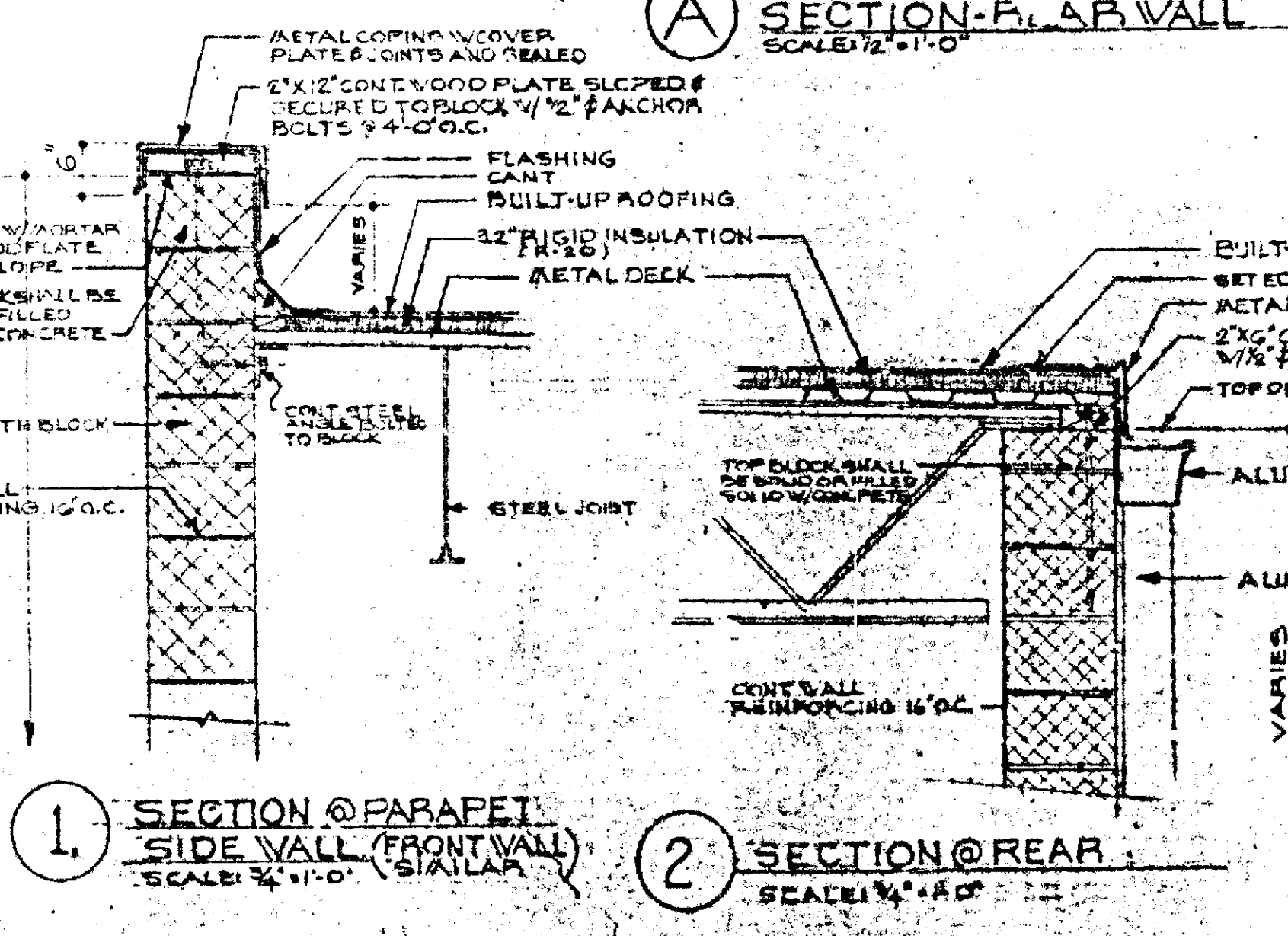
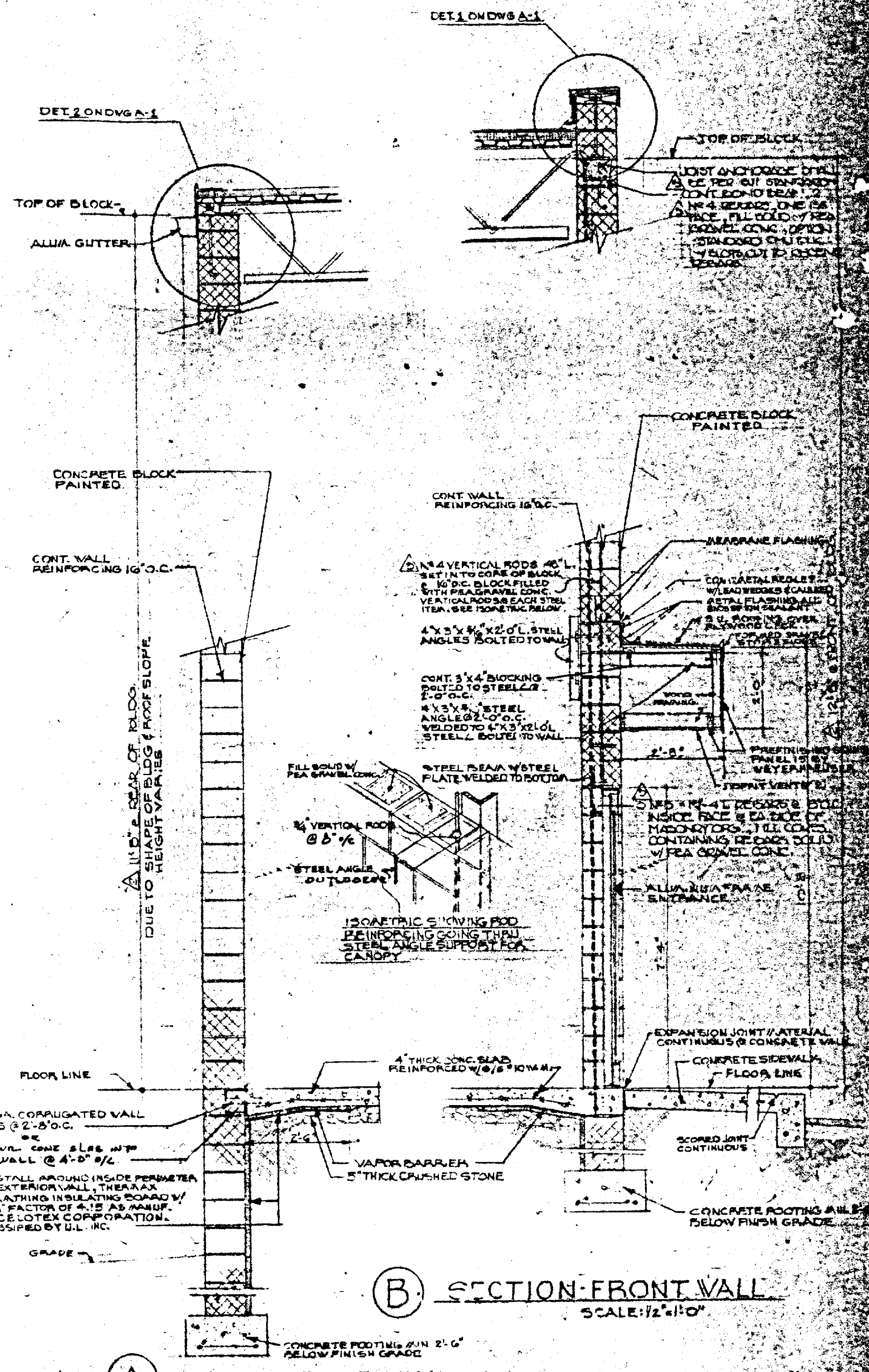
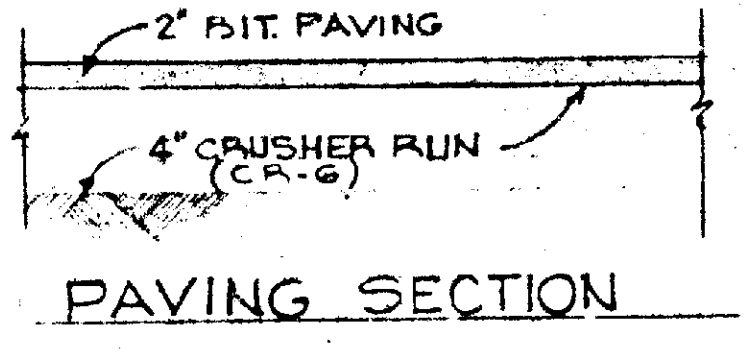
Per: *[Signature]*



PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS FOR THE USES HEREIN SET FORTH, HAVE BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, COMPLY WITH THE REQUIREMENTS OF THE LOCAL BUILDING CODE OF MARYLAND AND THE CITY OF BALTIMORE.

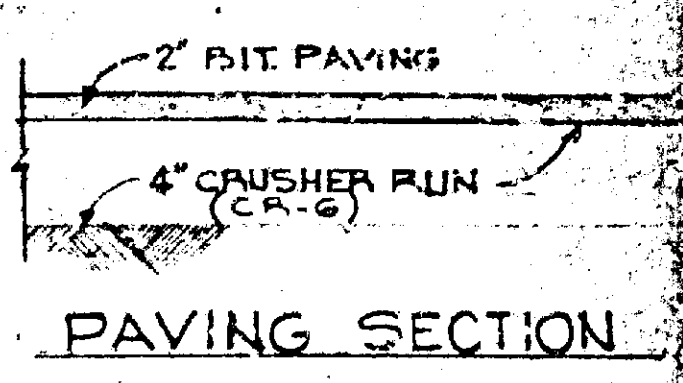
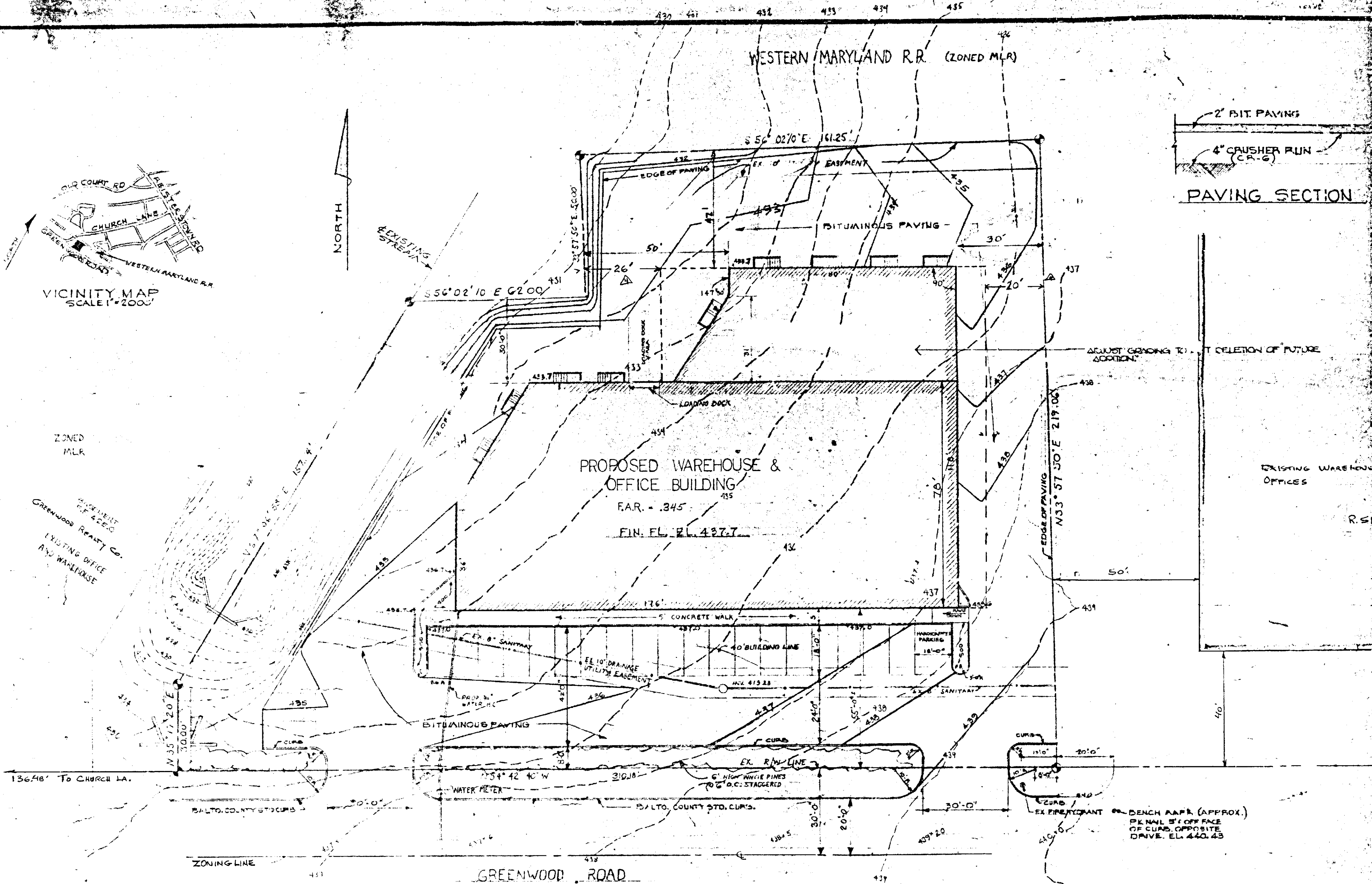
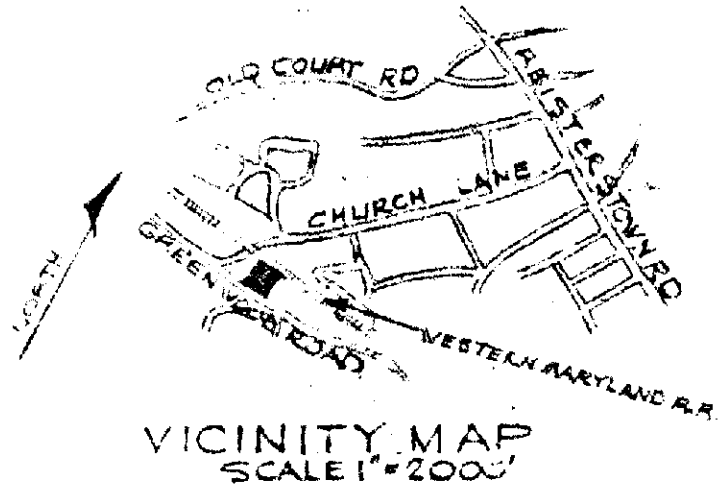
ARCHITECT: **GEORGE VAETH ASSOCIATES, INC.** DATE: **4/10/80**
 MARYLAND REGISTRATION NO. **10000**



| REVISIONS | | | |
|-----------|------------|---------------------------------------|--|
| NO. | DATE | ITEM | |
| 1 | DEC. 1979 | CLERICAL CORRECTIONS OF DATA LABELLED | |
| 2 | DEC. 1979 | CLERICAL CORRECTIONS OF DATA LABELLED | |
| 3 | DEC. 1979 | CLERICAL CORRECTIONS OF DATA LABELLED | |
| 4 | 15 JUNE 80 | SIDE WALL REVISIONS | |

| SITE PLAN AND SECTIONS | |
|---|-----------------------|
| ZONING VARIANCE OFFICE AND WAREHOUSE FOR 52 REALTY CO. GREENWOOD ROAD BALTIMORE COUNTY, MARYLAND DISTRICT 3 - PRECINCT 6 | |
| PROJECT NO. 8005-3 | DATE 4/10/80 |
| AS NOTED DWS: NO. | SCALE A-L OF 2" |

GEORGE VAETH ASSOCIATES, INC. ARCHITECT
 1000 CENTURY PLAZA
 COLUMBIA MARYLAND 21044

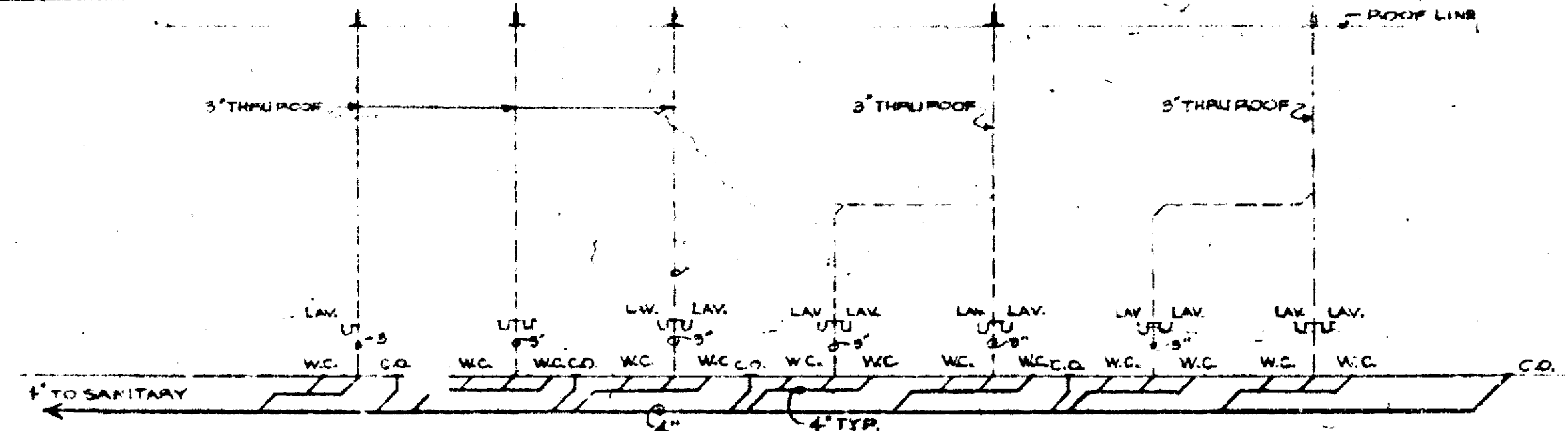


★ APPLICATION FOR ZONING VARIANCE ★

GENERAL NOTES:
 1. EX. ZONING: MLR. VARIANCE FOR 0' REAR YARD INSTEAD OF REQ. 100'
 2. AREA: 1.23 AC.
 3. PROP. USE: WAREHOUSE BUILDING
 4. BUILDING: 16,487 sq. ft.
 5. OFFICE AREA: 3,492 sq. ft. WAREHOUSE: 12,995 sq. ft.
 6. OFF STREET PARKING
 OFFICE AREA: 2,122 sq. ft. 150/300 sq. ft. = 12
 WAREHOUSE: 27,141 sq. ft. 150/300 sq. ft. = 12
 TOTAL REQUIRED: 24
 TOTAL PROVIDED: 22

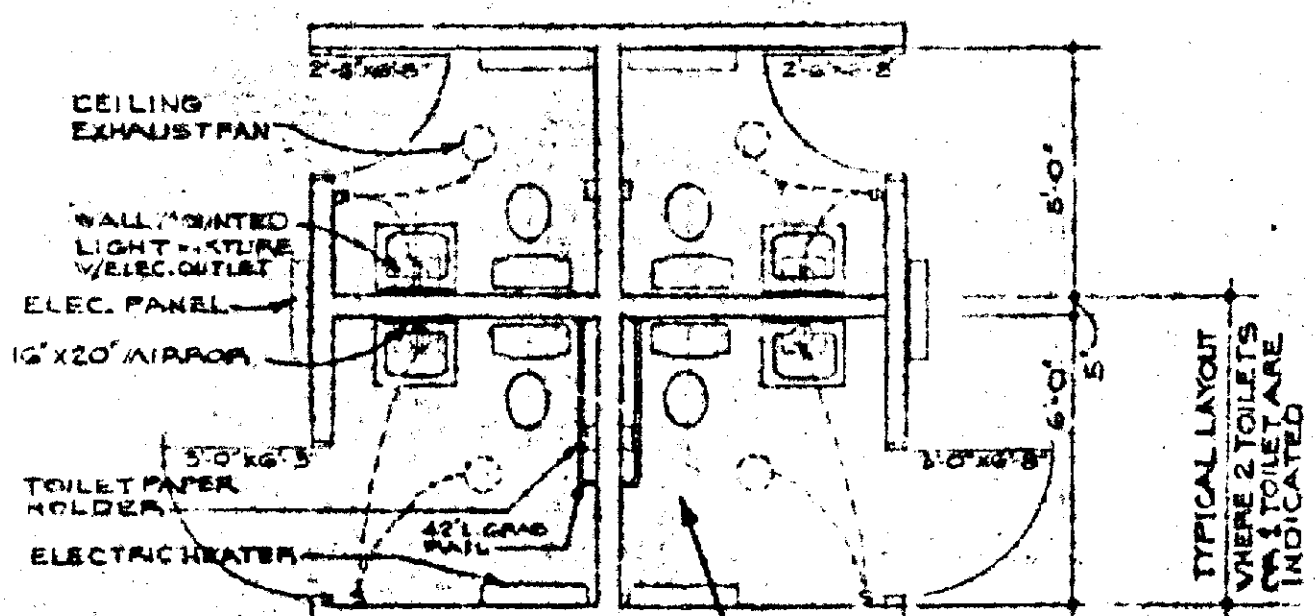
ZONING VARIANCE REQUEST: 11-8-81
 VARIANCE FROM SECTION 250.2 TO PERMIT SIDE SET BACK OF 20' IN LIEU OF 30' & SUM OF 46' IN LIEU OF 80'

BUDG. AREA 18,487 SF. / LOT AREA 53,508 SF.



PLUMBING RISER DIAGRAM
NO SCALE

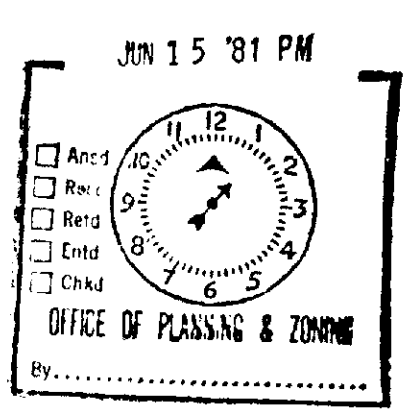
LEGEND:
 --- EXISTING GRADES
 --- PROPOSED GRADES



3 TYPICAL TOILET AREA PLAN
SCALE 1/4"=1'-0"

PROFESSIONAL CERTIFICATION
 THESE PLANS AND SPECIFICATIONS FOR THE WORK HEREBY SUBMITTED TO THE BOARD OF ARCHITECTS AND ENGINEERS, COUNTY OF BALTO., MARYLAND, ARE THE WORK OF THE ARCHITECT, ENGINEER, OR PROFESSIONAL DESIGNER, AND ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT, ENGINEER, OR PROFESSIONAL DESIGNER.
 ARCHITECT: _____ DATE: _____
 MARYLAND REGISTRATION NO. _____

Sheet 130



REVISED PLANS

GEORGE VAETH ASSOCIATES, INC. ARCHITECT
 1000 CENTURY PLAZA
 COLUMBIA MARYLAND 21044